

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 17, 2008

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy  
Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin,  
Maldonado Moreno, Peraica, Quigley, Schneider, Sims and Suffredin (16)

Absent: Commissioners Steele (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

### SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

267262 B. OSTROWSKI, Owner, Application: Variation to reduce right interior side yard setback from 10 feet to 5 feet; reduce rear yard setback from 40 feet to 27.7 feet (existing) and increase F.A.R. from .40 to .47 for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of Gregory Street, approximately 80 feet east of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None.

Objectors: None.

289034 DOCKET #8301 – T. KADROWICZ, Owner, Application (No. V-07-71): Variation to reduce left interior side yard setback from 10 feet to 1.28 feet (existing shed A); reduce right interior side yard setback from 10 feet to 5.15 feet; and reduce rear yard setback from 5 feet to 2.92 feet (existing shed B) for storage sheds in the R-5 Single Family Residence District. The subject property consists of approximately 0.41 of an acre, located on the south side of Hill Street, approximately 375 feet west of North Lee Street in Wheeling Township, County Board District #17. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

296212 DOCKET #8445 – R. ENCISO, Owner, Application (No. V-08-63): Variation to increase height of fence in front yard from 3 feet to 4 feet; increase pole height in side yard from 6 feet to 12 feet 6 inches for rolling gate in the R-5 single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the southwest corner of Grand Avenue and Roberta Avenue Leyden Township, County Board District #16. **Recommendation: That the increase in height of fence in front yard from 3 feet to 4 feet be granted by a vote of 5-0. That the increase in pole height in side yard from 6 feet to 12 feet 6 inches for a rolling gate for a commercial truck be denied by a vote of 3-2.**

Conditions: None

Objectors: Several neighbors appeared at the hearing and objected to the commercial rolling gate in the single family residence district (applicant built gate without permit).

**Commissioner Goslin, seconded by Vice Chairman Murphy moved approval of Communication Nos. 267262, 289034 and 296212. The motion carried unanimously.**

## **SECTION 2**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

296213 DOCKET #8467 – D. CLARK, Owner, Application (No. V-08-83): Variation to reduce front yard setback from 26 feet (@20%) to 20 feet (existing) for a second story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the south side of Schubert Avenue, approximately 178 feet east of Geneva Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

296214 DOCKET #8469 – P. WYPASEK, Owner, Application (No. V-08-85): Variation to reduce front yard setback from 35 feet (@20%) to 32.7 feet (existing); reduce left interior side yard setback from 15 feet to 12.8 feet (existing); reduce right interior side yard setback from 15 feet to 2.8 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.47 of an acre, located on the north side of Forest Place, approximately 120 feet west of Meadow Lane in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

296215      DOCKET #8470 – S. SPERLING, Owner, Application (No. V-08-86): Variation to reduce front yard setback from 35 feet (@20%) to 26.6 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the south side of Circle Drive and Algonquin Road, approximately 190 feet southeast of North Elmwood Lane in Schaumburg Township (a thru lot), County Board District #15.  
**Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**Vice Chairman Murphy, seconded by Commissioner Daley moved approval of Communication Nos. 296213, 296214 and 296215. The motion carried unanimously.**

**Vice Chairman Murphy, seconded by Commissioner Quigley, moved to adjourn. The motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Peter N. Silvestri, Chairman

Attest:

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Matthew B. DeLeon, Secretary